022.0	0002	0005.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 747,200 / 747,200
					USE VALUE: 747,200 / 747,200
					ASSESSED: 747,200 / 747,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
319		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN BRENDAN M
Owner 2:	SULLIVAN DANIELLE
Owner 3:	
Street 1:	319 LAKE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PETIT ROBERT J -
Owner 2:	-
Street 1:	319 LAKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,141 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1967, having primarily Wood Shingle Exterior and 1952 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7141.000	289,900	700	456,600	747,200
Total Card	0.164	289,900	700	456,600	747,200
Total Parcel	0.164	289,900	700	456,600	747,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.87 | /Parcel: 382.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 14488
GIS Ref
GIS Ref
Insp Date 04/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 022.0-0002-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	289,900	700	7,141.	456,600	747,200	747,200	Year End Roll	12/18/2019
2019	101	FV	224,300	700	7,141.	485,200	710,200	710,200	Year End Roll	1/3/2019
2018	101	FV	224,300	0	7,141.	353,900	578,200	578,200	Year End Roll	12/20/2017
2017	101	FV	224,300	0	7,141.	308,200	532,500	532,500	Year End Roll	1/3/2017
2016	101	FV	224,300	0	7,141.	262,600	486,900	486,900	Year End	1/4/2016
2015	101	FV	220,700	0	7,141.	256,900	477,600	477,600	Year End Roll	12/11/2014
2014	101	FV	220,700	0	7,141.	211,200	431,900	431,900	Year End Roll	12/16/2013
2013	101	FV	218,900	0	7,141.	200,900	419,800	419,800		12/13/2012

!1834!

PRINT

Date	Time
12/10/20	17:23:31

LAST REV

Date	Time
05/15/18	10:40:12

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1834

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETIT ROBERT J	53587-242		9/25/2009		439,900	No	No		
BELKNAP BARBARA	17782-497		9/8/1999		295,000	No	No		
	17782-497		1/1/1987		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	14488
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2017	546	Redo Bat	22,860	C				
2/6/2013	155	Redo Kit	27,185	C				
10/25/2010	2193	New Wind	9,700					REPL 20 WINDOWS
7/18/2005	629	Renovate	25,000			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
4/6/2018	MEAS&NOTICE	BS	Barbara S
3/16/2009	Meas/Inspect	372	PATRIOT
1/28/2000	Inspected	276	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	264	PATRIOT
8/25/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7141		Sq. Ft.	Site		0	80.	0.80	1			Med. Tr	-10					456,644						456,600	

Total AC/HA: 0.16393 | Total SF/SM: 7141 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 456,644 | Spl Credit | Total: 456,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.28025210
Const Adj.:	1.00289965
Adj $ / SQ:	173.335
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	420141
Depreciation:	130244
Depreciated Total:	289897

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

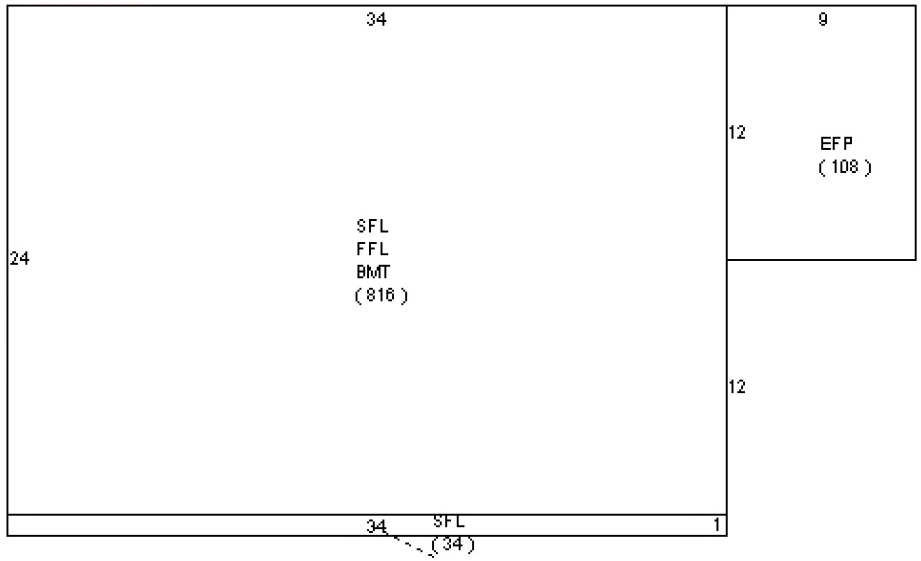
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.34
Special Features:	0	Val/Su Net:	111.93
Final Total:	289900	Val/Su SzAd	174.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	850	173.340	147,335
BMT	Basement	816	57.820	47,185
FFL	First Floor	816	173.340	141,442
EFP	Enclos Porch	108	52.590	5,679

Net Sketched Area:	2,590			Total:	341,641
Size Ad	1666	Gross Are	2590	FinArea	1952

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

022.0-0002-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X15	A	AV	2010	4.75	T	7.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700

IMAGE

AssessPro Patriot Properties, Inc